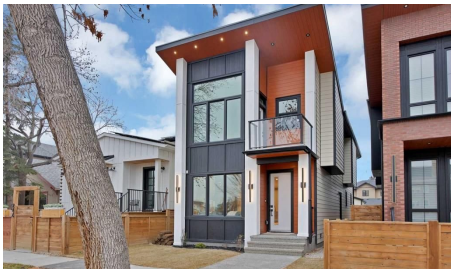
242 18 Avenue NW

Calgary | Active | MLS® A2359705

$1,349,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,083.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc.

A closer look

EXQUISITE DESIGN. REFINED FINISHES. EXCEPTIONAL LIVING. Welcome to a remarkable residence where architectural details, upscale materials, and thoughtful design create an extraordinary place to call home. Boasting 4 bedrooms, 4 bathrooms, a dedicated main-floor office, a fully finished basement, and a double detached garage, this home offers an impressive combination of elegance and functionality. The main floor showcases 9-foot ceilings, 8-foot interior doors, wide-plank engineered hardwood flooring, and an abundance of natural light. The beautifully appointed kitchen is designed to impress, featuring an oversized quartz island with custom wood detailing, ceiling-height micro Shaker cabinetry, a full-height backsplash, a custom illuminated range hood, and a premium KitchenAid appliance package with a gas cooktop, built-in wall oven, microwave, dishwasher, and French-door refrigerator. The adjoining dining space opens to a sophisticated living area featuring a contemporary linear gas fireplace with a stylish tile surround and oversized patio doors leading to the south-facing backyard. A custom mudroom with built-in storage and an elegantly finished powder room complete the main level. Upstairs, the impressive hardwood staircase with integrated LED lighting leads to a private primary retreat featuring oversized windows and built-in speakers. The luxurious ensuite offers heated floors, a freestanding soaker tub, dual quartz vanities, a private water closet, and an oversized steam shower with rainfall fixtures, body sprays, and built-in seating. A custom walk-in closet completes the space. Two additional bedrooms, each with their own walk-in closet and private ensuite, along with an upgraded laundry room featuring custom cabinetry and quartz countertops, complete the upper floor. The fully developed basement offers 9-foot ceilings, a spacious entertainment lounge, media area, dedicated gym space, custom built-ins, wet bar, fourth bedroom with walk-in closet, and a full bathroom. Additional features include a high-efficiency furnace, HRV system, humidifier, 50-gallon hot water tank, 200-amp electrical service, and central vacuum rough-ins. Outside, enjoy James Hardie siding, exposed aggregate concrete walkways extending to the garage, pressure-treated fencing, professional landscaping, and a spacious rear deck with a gas line. Conveniently located in one of Calgary's desirable inner-city communities, close to downtown, schools, parks, cafés, shopping, and everyday amenities. A truly impressive home where quality, comfort, and contemporary elegance come together.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359705
Bedrooms	4
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,083.16 sq. ft.
Main Level Finished Area:	1,007.67 sq. ft.
Upper Level Finished Area:	1,075.5 sq. ft.
Below Grade Finished Area:	911.35 sq. ft.
Acreage:	No
Lot Area:	3,315 sq. ft.
Lot Frontage:	26'6 1/8 "
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2129O
Heating:	Central, In Floor, Fireplace(s), Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Tuxedo Park
Appliances:	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Wine Refrigerator
Inclusions:	Central Vacuum Rough-in
Restrictions:	None Known
Main Floor	Dining Room · 17'5" × 14' ·
Main Floor	Kitchen · 19'11" × 13'7" ·
Main Floor	Living Room · 20'4" × 17'5" ·
Upper Level	Bedroom · 12'1" × 9'3" ·

Upper Level	Bedroom · 12'3" × 9'8" ·
Upper Level	Bedroom - Primary · 17'2" × 10'9" ·
Upper Level	Laundry · 7'4" × 5'9" ·
Upper Level	Walk-In Closet · 7'4" × 5'9" ·
Basement	Bedroom · 11'7" × 10'9" ·
Basement	Game Room · 41' × 16'3" ·
Basement	Furnace/Utility Room · 11'2" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Garden, Lighting
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/242-18-avenue-nw-calgary-a2359705/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.